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DK T BK 3,175 PG 107
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

6/17/10 12:28:45
DK T BK 3,178 PG 422
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

SPARKMAN, ZUMMACH & PERRY, P.C.
ATTORNEYS AT LAW

RECORDING REQUIREMENTS OF M.C.A. §89-5-24

2
Prepared by/Return to:
Joseph M. Sparkman, Jr. MS # 9438
Sparkman, Zummach & Perry, P.C.
Attorneys at Law
Post Office Box 266
Southaven, MS 38671-0266
662-349-6900
FILE # : 100051

Grantor: Chase Home Finance, LLC
Grantor Address: 4915 Independence Parkway, Floor 2, Tampa, FL 33634
Grantor Telephone Number: Home-N/A Work-813-881-2107

Grantee: Eddie Miller
Grantee Address: 778 Steele Road, Hernando, MS 38632
Grantee Telephone Number: Home- NONE Work-662-349-6900

NAME OF INSTRUMENT: Partial Release

INDEXING INSTRUCTIONS: 3 ✓

Southeast Quarter of Section 3, Township 5 South, Range 7 West, DeSoto County, Mississippi as per
and further described in the attached "Exhibit A"

4

Prepared by and Return to:
Chase Home Finance LLC
Attn: Mayra Rodriguez-Legal Department
4915 Independence Parkway, Floor 2
Tampa, FL 33634

State of Florida
County of Hillsborough

CROSS REFERENCE:
Deed Book 3,039 Page 397; Desoto
County, MS Records

PARTIAL RELEASE OF DEED TO SECURE DEBT

WHEREAS: Eddie L. Miller, Sr., unmarried, executed a Deed of Trust, to Dennis F. Hardiman, Trustee for Mortgage Electronic Registration Systems, Inc., ("MERS"), as the Beneficiary, is acting as nominee for Advanced Financial Services, Inc., as the original Lender, dated January 31, 2009 and recorded June 3, 2009, in Book 3,039, Page 397 in the Office of the Chancery Clerk of Desoto County, Mississippi, as cross referenced above, conveyed certain real estate to secure the payment of certain debt or sum in the principal amount of \$225,000.00 with interest.

NOW, THEREFORE, the undersigned, present holder and legal owner of said Deed of Trust and Note or Notes, does hereby REMISE, RELEASE AND CONVEY, without warranty, to the present owner of said property, the real estate in said Deed of Trust described and situated in the County of Desoto, State of Mississippi, to-wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the same, with all appurtenances thereto belonging free, clear and discharged from the encumbrance of said Deed of Trust. This Partial Release of Deed of Trust shall not affect all other property described in said Deed of Trust.

This Partial Release of Deed to Secure Debt is being recorded as a result of an error in the legal description of the Mortgage recorded in Book 3,039 at Page 397 in the Office of the Chancery Clerk of Desoto County, Mississippi. The property being released is not subject to the collateral for the loan.

IN WITNESS WHEREOF, the undersigned has executed these presents this 24th day of May, 2010.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
("MERS"), AS THE BENEFICIARY, IS ACTING SOLELY AS NOMINEE
FOR JPMORGAN CHASE BANK, N.A., AS THE LENDER.


Mayra Rodriguez-Vice President

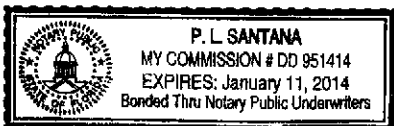

UNOFFICIAL WITNESS: Anita Bevacqua

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I P.L. Santana, a Notary Public in and for said County in said State, hereby certify that Mayra Rodriguez whose name as Vice President of Mortgage Electronic Registration Systems, Inc., ("MERS"), as the Beneficiary, is acting as nominee for JPMorgan Chase Bank, N.A., as the Lender, a National Banking Association, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 24th day of May, 2010



P. L. Santana
Notary Public: P.L. Santana

My commission expires: 1/11/2014

EXHIBIT A

10901321
 778 Steele Road
 Hernando, Mississippi 38632
 Eddie L. Miller, Sr.

EXHIBIT A

The land lying and being situated in Desoto County, Mississippi, more particularly described as follows, to-wit:

Thirty-Five (35) acres, more or less, situate in the Southeast Quarter of Section 3, Township 3 South, Range 7 West, Desoto County, Mississippi, and being more particularly described as commencing at the Northeast corner of Section 3, Township 3 South, Range 7 West, Desoto County, Mississippi thence south along the east line of said Section, 2640 feet to a spike in Malone Road; thence south $89^{\circ}51'10''$ west, a distance of 420.0 feet to an iron pin, being the northeast corner of the described tract and the point of beginning thence north $89^{\circ}51'10''$ west, a distance of 1431.0 feet to an iron pin; thence south $00^{\circ}24'29''$ east, a distance of 950.81 feet to an iron pin; thence south $00^{\circ}24'29''$ east, a distance of 1811.09 feet to an iron pin in the west right-of-way of Malone Road; thence north $00^{\circ}24'49''$ west, a distance of 376.0 feet along said right-of-way to an iron pin; thence north $89^{\circ}08'53''$ west, a distance of 328.67 feet to an iron pin; thence north $00^{\circ}51'07''$ east, a distance of 360.0 feet to an iron pin; thence north $89^{\circ}08'53''$ west, a distance of 64.0 feet to an iron pin; thence north $00^{\circ}51'07''$ east, a distance of 210.0 feet to the point of beginning, and containing 35 acres, more or less. All bearings referenced to true north, as per survey of Ronald R. Williams, P.E., dated December 13, 1973.

Eddie L. Miller, Sr. and Betty Jean Miller took title to a one half interest as husband and wife by a deed recorded March 8, 1988 in Book 202, Page 551. Betty Jean Miller died on September 12, 2004 and title to this one half interest now vests solely in Eddie L. Miller, Sr.

Eddie L. Miller, Jr. and Tina F. Miller took title to a one half interest as husband and wife by a deed recorded March 8, 1988 in Book 202, Page 551. Tina F. Miller conveyed her interest pursuant to a property settlement agreement in Cause No. 91-2-136 in a deed recorded September 23, 1996 in Book 306, Page 601.

**LESS AND EXCEPT FROM THE ABOVE LEGAL DESCRIPTION THE FOLLOWING
 LEGAL DESCRIPTION FOR A PARCEL CONTAINING 18.60 ACRES:**

TRACT I

18.90 acres (823,293 sf) in the Southeast Quarter of Section 3, Township 3 South, Range 7 West in DeSoto County, Mississippi. Said property being a portion of that property recorded in Deed Book 306, Page 601 and in Deed Book 202, Page 551 in the Office of Chancery Clerk, DeSoto County, Mississippi, and being described as follows:

Commencing at the locally accepted Northeast corner of the Southeast Quarter of Section 3, Township 3 South, Range 7 West in DeSoto County, Mississippi, said point being near the center of Malone Road. Thence S $89^{\circ}51'10''$ W - 420.00' along a partial, meandering fence line to a set 1/2" rebar with a tee post marker. Thence N $89^{\circ}48'28''$ W - 292.63' along a partial, meandering fence line to a set 1/2" rebar with a tee post marker, said point being the Northeast corner of said 18.90 acre tract and being the Point of Beginning. Thence N $89^{\circ}48'28''$ W - 263.57' along a meandering fence line to a set 1/2" rebar with a tee post marker. Thence S $00^{\circ}11'32''$ W - 361.91' to a set 1/2" rebar with a tee post marker. Thence N $89^{\circ}48'28''$ W - 278.43' to a set 1/2" rebar with a tee post marker. Thence N $00^{\circ}11'32''$ E - 311.91' to a set 1/2" rebar with a tee post marker. Thence N $89^{\circ}48'28''$ W - 597.93' to a set 1/2" rebar with a tee post marker on the East Right of Way line of Steele Road, said line being 25.00' from the centerline of said road. Thence S $00^{\circ}34'50''$ E - 563.42' along said line to a set 1/2" rebar with a tee post marker. Thence S $89^{\circ}50'29''$ E - 383.38' to a set 1/2" rebar with a tee post marker. Thence S $00^{\circ}34'50''$ E - 338.18' to a set 1/2" rebar with a tee post marker at a meandering fence line. Thence S $89^{\circ}50'29''$ E - 754.45' along said partial, meandering fence line to a set 1/2" rebar with a tee post marker. Thence N $00^{\circ}24'49''$ W - 950.91' to the Point of Beginning.